



Financial Summary

Bella Vista Condominium, Inc.

June 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	29,732.40	Payables/Prepays	353,999.50
Cash in Bank - Reserves	1,356,034.32	Reserves (net)	0.00
Special Assessment	25,420.20	Special Assessment	25,420.20
Maintenance Fees Receivable	7,011.76	Equity	1,357,557.77
Prepaid	361,036.87	Operating Equity	47,106.53
Deposits	3,325.00	Unrealized Gain/Loss	(1,523.45)
TOTAL ASSETS	1,782,560.55	TOTAL LIABILITIES	1,782,560.55

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	115,235.20	687,948.33	685,299.98	2,648.35
EXPENSES:				
Building Expenses	11,766.95	81,207.73	64,799.94	16,407.79
Grounds	1,683.83	9,761.87	7,999.96	1,761.91
Pool/Club	2,653.57	11,222.64	5,899.96	5,322.68
Utilities	17,194.91	102,719.91	104,310.06	(1,590.15)
Administration	63,517.25	351,136.10	355,352.94	(4,216.84)
Reserves	24,348.50	146,091.00	146,091.00	0.00
TOTAL EXPENSES	121,165.01	702,139.25	684,453.86	17,685.39
SURPLUS/(DEFICIT)	(5,929.81)	(14,190.92)	846.12	(15,037.04)

COMMENTS:

071680
BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT
June 2024

BALANCE SHEET

REVENUE & EXPENSE BUDGET COMPARISON REPORT

MONTHLY TRANSACTION REGISTER

CHECK REGISTER

ACCOUNTS RECEIVABLE REPORT

CLOSING REPORT

ACCOUNTS PAYABLE REPORT

SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

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COA#	DESCRIPTION	COMMENTS	DATE
1015	PACIFIC WESTERN - CHECKING - PRIMARY	LAST RECONCILED ON 06/30/2024	07/30/2024
1016	PACIFIC WESTERN - CHECKING - RESERVE	LAST RECONCILED ON 06/30/2024	07/30/2024
1041	SEACOAST BANK - CHECKING - PR MGT/OPER	LAST RECONCILED ON 05/31/2024	07/02/2024
1065	PACIFIC WESTERN - MM - RESERVE	LAST RECONCILED ON 06/30/2024	07/09/2024
1067	SEACOAST BANK - MM - RESERVE	LAST RECONCILED ON 05/31/2024	06/26/2024
1068	RAYMOND JAMES - BROKERAGE - RESERVE	LAST RECONCILED ON 05/31/2024	07/02/2024
1069	RAYMOND JAMES - SAVINGS - RESERVE	LAST RECONCILED ON 05/31/2024	07/02/2024
1081	SEACOAST BANK - CHECKING - S/A	LAST RECONCILED ON 05/31/2024	06/26/2024
1082	RAYMOND JAMES - SAVINGS - S/A	LAST RECONCILED ON 05/31/2024	07/02/2024
1083	RAYMOND JAMES - INVESTMENT - S/A	LAST RECONCILED ON 05/31/2024	07/02/2024

BELLA VISTA CONDOMINIUM INC
BALANCE SHEET
June 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015 PACIFIC WESTERN - CHECKING - PRIMARY	28,792.40			28,792.40
1041 SEACOAST BANK - CHECKING - PR MGT/OPER	940.00			940.00
1065 PACIFIC WESTERN - MM - RESERVE		46,376.89		46,376.89
1067 SEACOAST BANK - MM - RESERVE		194,832.72		194,832.72
1068 RAYMOND JAMES - BROKERAGE - RESERVE		729,656.99		729,656.99
1069 RAYMOND JAMES - SAVINGS - RESERVE		385,167.72		385,167.72
1081 SEACOAST BANK - CHECKING - S/A			25,417.60	25,417.60
1082 RAYMOND JAMES - SAVINGS - S/A			2.57	2.57
1083 RAYMOND JAMES - INVESTMENT - S/A			0.03	0.03
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	29,732.40	1,356,034.32	25,420.20	1,411,186.92
	7,011.76			7,011.76
PREPAID ASSETS				
1310 LLOYDS LONDN PROP 4/15/24-25 \$395,932.88	296,949.69			296,949.69
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	11,960.90			11,960.90
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	2,745.40			2,745.40
1330 HARTFORD FL INS 07/16/24-25 \$40,230	40,230.00			40,230.00
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	1,146.25			1,146.25
1355 KONE INC 6/1-8/31/24 \$6,396.48	4,264.32			4,264.32
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	2,018.31			2,018.31
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	1,722.00			1,722.00
FIXED ASSETS - DEPOSITS				
1712 TECO PEOPLES GAS DEPOSIT	1,275.00			1,275.00
1750 CITY DAYTONA BEACH SHORES- SEWER/GARBAGE	2,050.00			2,050.00
	3,325.00	0.00	0.00	3,325.00
TOTAL ASSETS	401,106.03	1,356,034.32	25,420.20	1,782,560.55

BELLA VISTA CONDOMINIUM INC
BALANCE SHEET
June 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	21,823.18			21,823.18
2020 ACCRUED ESTIMATED EXPENSES	5,375.00			5,375.00
2040 SPECIAL - HURRICANE LOSS			176,109.91	176,109.91
2041 SPENT FROM SPECIAL ASSESSMENT			(150,689.71)	(150,689.71)
2120 FINANCED INS - AFCO \$338,681.42 11 PMTS	246,313.76			246,313.76
2130 PREPAID ASSESSMENTS	80,487.56			80,487.56
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST	353,999.50	0.00	25,420.20	379,419.70
2271 RESERVES - POOLED		21,714.50		21,714.50
SPENT FROM RESERVES		1,368,090.87		1,368,090.87
2471 RESERVES - POOLED		(32,247.60)		(32,247.60)
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES	0.00	1,357,557.77	0.00	1,357,557.77
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45	(1,523.45)		(1,523.45)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(14,190.92)			(14,190.92)
TOTAL LIABILITIES & EQUITY				
	47,106.53	(1,523.45)	0.00	45,583.08
	401,106.03	1,356,034.32	25,420.20	1,782,560.55

BELLA VISTA CONDOMINIUM INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	114,000.00	114,000.00	0.00	684,000.00	684,000.00	0.00	1,368,000
4060 LATE CHARGES	85.20	166.67	- 81.47	312.33	999.98	-687.65	2,000
4120 MISCELLANEOUS	750.00	50.00	700.00	1,150.00	300.00	850.00	600
4197 FOBS/GARAGE OPENERS	0.00	0.00	0.00	286.00	0.00	286.00	0
4280 APPLICATION FEES	400.00	0.00	400.00	1,200.00	0.00	1,200.00	0
4340 INTEREST - RESERVES	35.18	0.00	35.18	21,714.55	0.00	21,714.55	0
4350 INTEREST ALLOC TO RESERVES	- 35.18	0.00	- 35.18	-21,714.55	0.00	-21,714.55	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0
4970	115,235.20	114,216.67	1,018.53	687,948.33	685,299.98	2,648.35	1,370,600
4980 TOTAL INCOME	115,235.20	114,216.67	1,018.53	687,948.33	685,299.98	2,648.35	1,370,600
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	4,542.12	4,166.67	375.45	29,509.61	24,999.98	4,509.63	50,000
5030 BUILDING SUPPLIES	1,613.27	1,500.00	113.27	18,337.33	9,000.00	9,337.33	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	275.02	-275.02	550
5095 ELEVATOR CONTRACT	2,132.16	2,166.67	- 34.51	8,528.64	12,999.98	-4,471.34	26,000
5100 PAINTING-MINOR	614.30	166.67	447.63	2,350.23	999.98	1,350.25	2,000
5110 BUILDING CLEANING	1,730.00	1,583.33	146.67	9,760.00	9,500.02	259.98	19,000

BELLA VISTA CONDOMINIUM INC
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JUNE 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5141 MISCELLANEOUS EQUIPMENT REPAIR	475.00	666.67	-191.67	11,186.82	3,999.98	7,186.84	8,000
5240 INTERIOR PEST CONTROL	0.00	166.67	-166.67	575.00	999.98	-424.98	2,000
5250 EXTERIOR PEST CONTROL	85.00	141.67	-56.67	85.00	849.98	-764.98	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	-37.50	0.00	225.00	-225.00	450
5352 FIRE ALARM MONITORING	575.10	33.33	541.77	575.10	200.02	375.08	400
5353 FIRE PUMP INSPECTION	0.00	41.67	-41.67	0.00	249.98	-249.98	500
5361 FIRE ALARM SPRINKLER	0.00	83.33	-83.33	300.00	500.02	-200.02	1,000
5799	11,766.95	10,800.01	966.94	81,207.73	64,799.94	16,407.79	129,600

GROUNDS MAINTENANCE							

6040 CONTRACTED LAWN SERVICE	1,680.00	1,041.67	638.33	7,021.67	6,249.98	771.69	12,500
6044 LAWN SUPPLIES	3.83	166.67	-162.84	826.25	999.98	-173.73	2,000
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	1,913.95	750.00	1,163.95	1,500
6599	1,683.83	1,333.34	350.49	9,761.87	7,999.96	1,761.91	16,000

POOL/CLUBHOUSE EXPENSE							

7040 CONTRACTED POOL SERVICE	1,575.00	625.00	950.00	8,236.65	3,750.00	4,486.65	7,500
7060 CHEMICALS & SUPPLIES	44.70	291.67	-246.97	1,403.68	1,749.98	-346.30	3,500
7090 CLUBHOUSE-EQUIP REPAIR	1,033.87	66.67	967.20	1,582.31	399.98	1,182.33	800
7899	2,653.57	983.34	1,670.23	11,222.64	5,899.96	5,322.68	11,800

BELLA VISTA CONDOMINIUM INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
UTILITIES							
7910 ELECTRIC	3,094.90	3,000.00	94.90	19,408.16	18,000.00	1,408.16	36,000
7922 SEWER & GARBAGE	4,345.40	4,333.33	12.07	32,626.56	26,000.02	6,626.54	52,000
7926 IRRIGATION & WATER	3,780.23	3,333.33	446.90	16,986.18	20,000.02	-3,013.84	40,000
7950 CABLE	5,435.08	5,218.33	216.75	21,501.25	31,310.02	-9,808.77	62,620
7960 GAS-BUILDING	539.30	1,500.00	-960.70	12,197.76	9,000.00	3,197.76	18,000
7999	17,194.91	17,384.99	-190.08	102,719.91	104,310.06	-1,590.15	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	6,042.82	6,250.00	-207.18	33,932.12	37,500.00	-3,567.88	75,000
8013 PAYROLL TAXES	3,972.30	1,208.33	2,763.97	20,586.43	7,250.02	13,336.41	14,500
8014 MAINTENANCE	8,303.43	7,666.67	636.76	39,390.49	45,999.98	-6,609.49	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	5,100.00	0.00	5,100.00	0
8040 POSTAGE	9.87	58.33	-48.46	506.84	350.02	156.82	700
8058 OFFICE EXPENSE GENERAL	0.00	0.00	0.00	2,106.07	0.00	2,106.07	0
8060 COPIES/PRINTING/SUPPLIES	531.86	300.00	231.86	3,376.26	1,800.00	1,576.26	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	6,900.00	-1,000.00	13,800
8100 LEGAL EXPENSE	112.50	250.00	-137.50	247.50	1,500.00	-1,252.50	3,000
8120 INSURANCE	33,158.16	33,486.42	-328.26	190,935.34	200,918.48	-9,983.14	401,837
8122 FLOOD INSURANCE	0.00	3,385.42	-3,385.42	0.00	20,312.48	-20,312.48	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	-61.10	10,504.50	12,972.00	-2,467.50	25,944
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	4,307.69	2,199.98	2,107.71	4,400
8143 PERMITS/LICENSES	0.00	66.67	-66.67	600.00	399.98	200.02	800
8162 OFFICE PHONE AND INTERNET	555.23	400.00	155.23	2,819.66	2,400.00	419.66	4,800
8180 INCOME TAX	2,600.00	0.00	2,600.00	15,592.00	0.00	15,592.00	0
8190 MISCELLANEOUS	247.00	200.00	47.00	1,198.10	1,200.00	-1.90	2,400

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8230 BANK CHARGES	0.00	0.00	0.00	40.00	0.00	40.00	0
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.67	-166.67	0.00	999.98	-999.98	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	7,493.10	9,200.02	-1,706.92	18,400
8335 RESERVE ANALYSIS FUND	3,250.00	541.67	2,708.33	6,500.00	3,249.98	3,250.02	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	-33.33	0.00	200.02	-200.02	400
8479	63,517.25	59,225.51	4,291.74	351,136.10	355,352.94	-4,216.84	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	146,091.00	146,091.00	0.00	292,182
9299	24,348.50	24,348.50	0.00	146,091.00	146,091.00	0.00	292,182
9980 TOTAL EXPENSES	121,165.01	114,075.69	7,089.32	702,139.25	684,453.86	17,685.39	1,368,908
9990 GAIN (LOSS)	(5,929.81)	140.98	6,070.79	(14,190.92)	846.12	15,037.04	1,692